

HISTORIC PRESERVATION COMMISSION

Minutes

December 8, 2005
Salisbury, North Carolina

The Historic Preservation Commission for the city of Salisbury met in regular session on Thursday, December 8, 2005, in the Council Chambers at the City Hall, 217 S. Main St.

The meeting was called to order by the Chairman, Michael Young.

In addition to Mr. Young, the following members were present: Raemi Evans, Ronald Fleming, Mike Fuller, Susan Hurt, Anne Lyles, Jeff Sowers, and Kathy Walters

Absent: Wayne Whitman.

Michael Young welcomed all persons present. He read the purpose and procedure for the meeting.

Request for Certificates of Appropriateness

H-57-05 **424 W. Horah St.** - James David & Elizabeth Willingham, owner – Certificate of Appropriateness to trim dead limbs off of front maple trees; limbs are less than 10 inches in diameter, tree truck is 28 inches – **NOT PRESENT**

H-58-05 **317 W. Thomas St.** - W. Douglas Kearney & Elizabeth K. Kearney, owner – Certificate of Appropriateness for installation of five 4'x8'x4" solar collectors on one-story roof at rear of house

Douglas Kearney was sworn to give testimony for the request. Staff presented slides.

Mr. Kearney testified that he would like to supplement his existing heat with solar heat. From the slides, Mr. Kearney pointed out the location on the roof for the collectors.

Michael Young read the Utilities and Energy Retrofit guidelines: *Locate roof ventilators, antennas, and solar collectors on non-character-defining roofs or inconspicuously on rear slopes where they will not be visible from the street. It is not appropriate to locate them on front or street elevations.*

There was no one present to speak in support or opposition of the request.

Kathy Walters made the following motion: "I move that the Commission find the following facts concerning Application #H-57-05 – that Douglas Kearney, owner of 317 W. Thomas St., appeared before the Commission and sought a Certificate of Appropriateness to install 5 4'x8' solar panels on the 1-story roof at the rear of the house;

no one appeared before the Commission to support or oppose the request; this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 2 – Changes to Buildings – Utilities & Energy Retrofit, pages 34-35, guideline 5 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-58-05 be granted to W. Douglas and Elizabeth K. Kearney, owners of 317 W. Thomas Street, to make the changes detailed in the application.”

Susan Hurt seconded the motion; all members present voted AYE.

H-59-05 100 Blk. S. Main St. – City of Salisbury, owner – Certificate of Appropriateness for bronze plaque (24”x32”) to be installed flush with sidewalk to designate a site on the History & Art Trail

Janet Gapen was sworn to give testimony for the request. Staff presented slides.

Janet Gapen testified that bronze plaques will be located in different locations in the downtown that will designate sites on the History & Art Trail. At a later time, she will seek a blanket approval for the remainder of the plaques that would be located in the sidewalk, and all downtown property owners will be notified. From the slides, Ms. Gapen showed the proposed design for the first plaque to be installed. Each plaque will be bronze, 24 x 32, and installed flush with sidewalk; however, each will have a different design.

In response to a question from Michael Young who asked from which direction of the sidewalk the plaque could be read, Ms. Gapen said she was not sure but the direction could vary.

Michael Young asked if it might be possible to add the date the marker was placed. Ms. Gapen thought the idea was good and would check into that possibility.

There was no one present to speak in support or opposition to the request.

Anne Lyles made the following motion: “I move that the Commission find the following facts concerning Application #H-59-05 – that Janet Gapen, applicant for the city of Salisbury, owner of the 100 block of S. Main St., appeared before the Commission and sought a Certificate of Appropriateness to install a bronze 24”x32” plaque, flush with the sidewalk, to designate a site on the History & Art Trail; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation Chapter 1, page 5, standards 1-10 and Salisbury Zoning Ordinance, Appendix B, Section 18.10 – Criteria f,g, and h of the Non-Residential Historic District Design Guidelines; no mitigating factors; therefore, I further move that a Certificate of Appropriateness be granted to Janet Gapen, applicant for the city of Salisbury, owner of the 100 block of S. Main St., to make the changes detailed in the application.”

Susan Hurt seconded the motion; all members present voted AYE.

Committee Reports

Minor works

There were no questions of the submitted minor works listing.

Other Business

2006-07 Goals

Janet Gapen informed Commission members that the HPC goal presentation to City Council is scheduled for Tuesday, January 17th. The Chairman will be given 6 minutes for the presentation. The same format from last year's presentation will be used

She referred the members to the 2005-06 goals in order to determine those which should be carried over to the new fiscal year. Those named were as follows:

Goals Requiring Funding:

- Continue Historic Preservation Incentive Grant Program
- Begin a systematic update of National Register District descriptions with consideration of potential expansions as indicated on 2001 City-wide Architectural Survey. Apply for Historic Preservation Fund Grant to assist with funding.

Goals Not Requiring Funding:

- Develop guidelines for reviewing public art as part of the History & Art Trail project.
- Re-evaluate and consider changes to the sign guidelines.
- Identify training and educational opportunities for members and staff.

Janet Gapen presented the following proposed new goals for FY 2005-'06:

- Form committee to work on Public Arts guidelines (include persons from the Public Arts Committee)
- HPC Newsletter
- Form a committee to incorporate the sign ordinance into the Design Guidelines
- Begin posting properties for Certificate of Appropriateness requests and approvals
- Begin posting properties for demolition from the date of application to the end of the delay period.
- Simplify the approval process by expanding minor works to include more types of routine projects.
- Coordinate with the water billing department to notify new tenants and property owners about the Design Guidelines when moving into a historic district.
- Apply to the Advisory Council on Historic Preservation for special designation as a *Preserve America* Community.

- Seek local legislation to regulate demolitions in the Downtown Local Historic District.
- Seek a moratorium on future applications for demolitions in the Downtown Historic District until local legislation can be enacted.
- Organize official city recognition and celebration of National Preservation Month in May.
- Request a City Council liaison to the HPC.
- Create a preservation awards program.
- Arrange field trip to a historic building rehabilitation in progress.
- Host regional commission training session in coordination with the State Historic Preservation Office.

Kathy Walters suggested that the list of goals be prioritized, noting that City Council would be mostly interested in the goals that need to be funded.

Michael Young requested that Ms. Gapen e-mail a draft of the goals to the members for review.

Ms. Gapen stated that she would do so and asked that members would prioritize the goals, and also asked that she be contacted should they have any others to be considered for additions to the list.

Michael Young commented that in the future the goals should be looked at more than once or twice a year so as not to forget what they are.

117, 119, 121 W. Fisher Street

Janet Gapen announced the meeting that has been planned by the Dave Collins and First United Methodist Church, to be held on Monday, December 12th, 5:00 p.m., at the church.

Michael Young stated that he would make a presentation at the meeting and then leave.

Janet reminded Commission members that not more than more 4 members could attend the meeting but they, too, would need to leave following Michael's presentation.

Janet also announced that the January public hearing hosted by the Commission would be held on Thursday, January 5th.

Minutes

The November minutes were approved as presented upon a motion by Kathy Walters and seconded by Susan Hurt.

Adjournment

There being no other business to come before the Commission, the meeting was adjourned at 6:20 p.m.

Michael Young, Chairman

Judy Jordan, Secretary